

Key: 8423

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.030

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FRANCIS KEVIN J & MICHELLE				42-4-16-0				33 TACK FACTORY POND DR			
33 TACK FACTORY POND DR				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
SCITUATE, MA 02066				FRANCIS KEVIN J & MICHELL				03/15/2002 QS 552,000 21724-135			
				WALSH JENNIFER Q & EDWARD				07/31/2000 QS 420,000 18741-188			
				MITCHELL MATTHEW E & SARA				08/04/1989 QS 270,000 9283-345			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
11-012	01/11/2011	3	ALTERATIONS	14,000	08/02/2011	SJ	100	100
04-525	08/12/2004	3	ALTERATIONS	36,000	07/12/2005	SJ	100	100
89-561	10/05/1989	3	ALTERATIONS				100	100
88-215	05/01/1988	1	NEW CONST				100	100

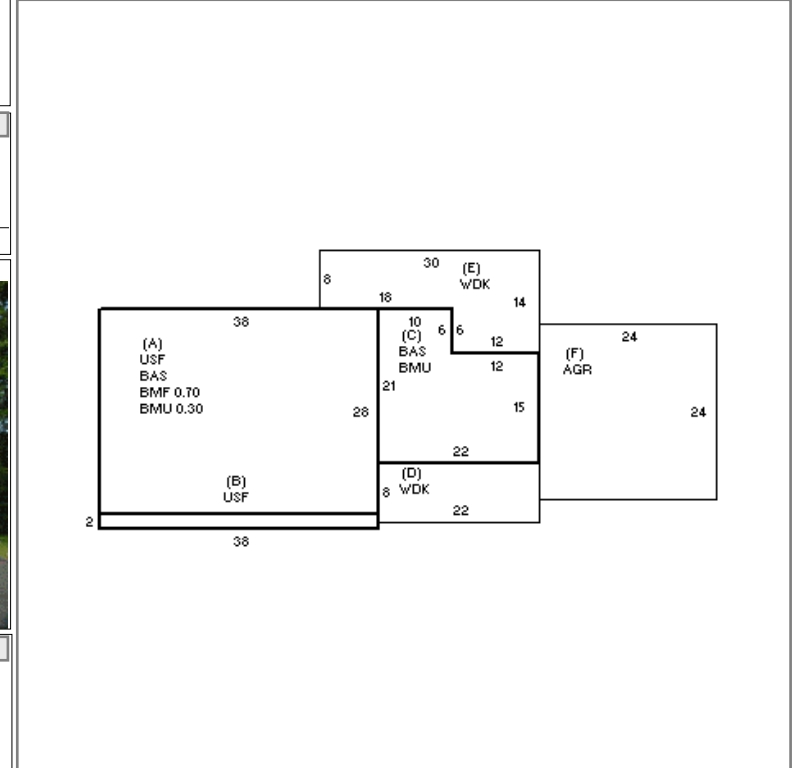
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	100	1.00	100	TFP	1.10		444,440

DETACHED

TOTAL	39,988 SF		ZONING	FRNT	194	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE			LAND	444,400	367,300
Inf1	FACTOR 100			BUILDING	550,700	509,400		
Inf2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
					<b>TOTAL</b>	<b>995,100</b>	<b>876,700</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/2/2011	SJ
MODEL	1		RESIDENTIAL	LIST	8/2/2011	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/3/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	2,594	DETAIL ADJ	1.040
\$NLA(RCN)	\$269	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$7,322	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	709		47.24	33,491
A	BMF	N	BSMT FINISH-SEP	745		66.31	49,401
+	BAS	L	BASE AREA	1,454	1988	220.90	321,186
+	USF	L	UPPER STORY FIN	1,140	1988	200.88	229,007
+	WDK	N	WOOD DECK	488		42.24	20,613
F	AGR	N	ATT GARAGE	576		46.91	27,019
	F21	O	FPL 2S 10P	1		9,062.90	9,063

TOTAL RCN	697,101	
CONDITION ELEM CD		
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE 2000 / 22		
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD	\$550,700	